

The undersigned Debra J. Lancaster, a married woman dealing in her sole and separate property

_____ of
RR3 Box 215A Wheeling, WV 26003 as Lessor and

→ TriEnergy Holdings, LLC, P.O. Box 89, Sewickley, PA 15143, as Lessee, entered into an Oil and Gas Lease as of the 24 day of January, 2011. Said lease covers all that certain tract of land situate in the District of Washington, in Marshall County, State of West Virginia, bounded and described generally as follows :

On the North by: n/f

On the East by: n/f

On the South by: n/f

On the West by: n/f

Tax Parcel No: See Exhibit "A" attached

Containing 128.899 acres, more or less. **See Exhibit "A" for additional property description.**

Under the terms of the aforesaid lease, the said property was leased by Lessor to Lessee for a term of Five (5) years from the date thereof and so long thereafter as oil or gas are produced from said land in paying quantities or the lease is otherwise maintained pursuant to the provisions thereof.

Under the terms of said lease, the Lessee has a first option to renew the lease for a further like term, which option must be exercised within sixty (60) days of the expiration of the initial primary term of said lease.

Dated: January 24, 2011.

WITNESS: _____

LESSOR: _____ (SEAL)
Debra J. Lancaster
_____ (SEAL)

Approved by: _____

Prepared By:
Brighton Resources, Inc.

Joseph E. Bojalad, President
TriEnergy Holdings, LLC

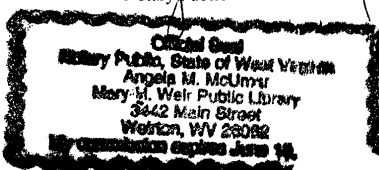
State of _____)
County of _____) ss:

On the 24 day of January in the year 2011, before me, the undersigned, a Notary Public in and for said state, personally appeared Debra J. Lancaster, a married woman dealing in her sole and separate property, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: June 13, 2011

Angela M. McUmur
Notary Public



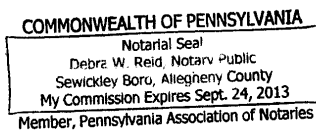
CORPORATIONState/Commonwealth of: PENNSYLVANIACounty of: Allegheny SS:

Before me a Notary Public in and for said county and state personally appeared: Joseph E. Bojalad, the President of TriEnergy Holdings, LLC, the above named corporation, who acknowledged to me that they did execute the foregoing instrument for and on behalf of said corporation, pursuant to authority so to do of said corporation and that the same is the free act and deed of said corporation and of themselves as such officers, for the uses and purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at Sewickley ^{PA} this 24th day of February, 2011.

My Commission expires: 9/24/2013

Debra W. Reid
Notary Public



Jan Pest
MARSHALL County 01:32:47 PM
Instrument No 1300849
Date Recorded 03/02/2011
Document Type O&G
Pages Recorded 3
Book-Page 725-239
Recording Fee \$5.00
Additional \$6.00

EXHIBIT "A"

This Exhibit "A" is attached to and made a part of that certain Oil and Gas Lease and Memorandum of Oil and Gas Lease dated January 24, 2011, by and between **Debra J. Lancaster, a married woman dealing in her sole and separate property**, whose address is RR3 Box 215A Wheeling, WV 26003, as "Lessor", and **TriEnergy Holdings, LLC**, with a mailing address at P.O. Box 89, 412 Beaver Street, 2nd floor, Sewickley, PA 15143, as "Lessee".

Description of lands covered by lease:

District of Washington, Marshall County, State of West VirginiaTract #1Tax Map # 14-4-3Acres: 64.4

Recorded in Deed Book 588, at Page 631.

Tract #2Tax Map # 14-4-4Acres: 50.782

Recorded in Deed Book 588, at Page 631.

Tract #3Tax Map # 14-4-4.2Acres: 12.215

Recorded in Deed Book 581, at Page 319.

Tract #4Tax Map # 14-4-4.1Acres: .447

Recorded in Deed Book 618, at Page 154.

Tract #5Tax Map # 14-4-4.3Acres: 1.055

Recorded in Deed Book 618, at Page 604.

STATE OF WEST VIRGINIA, MARSHALL COUNTY, SCT.:

I, JAN PEST, Clerk of the County Commission of said County, do hereby certify that the annexed writing, bearing date on the 24th day of January, 2011, was presented for and by me, admitted to record in my office upon the above certificate as to the parties therein named this 2nd day of March, 2011 at 1:32 o'clock P.M.

TESTE: Jan Pest Clerk.